

Westfield-Washington Advisory Plan Commission held a meeting on Monday, February 6, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Dan Degnan, Ken Kingshill, Steve Hoover, Charles Lehman, Bill Sanders, Robert Spraez, Cindy Spoljaric, and Danielle Tolan.

City Staff Present: Matthew Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Planner; Ryan Clark, Planner; and Brian Zaiger, City Attorney

Smith stated there are two new Commission members, Ken Kingshill and Chuck Lehman; each introduced themselves.

Election of Officers:

Smith was nominated to serve as President.

Smith was elected by voice vote.

Degnan was nominated to serve as Vice President.

Degnan was elected by voice vote.

Minutes:

Motion: To approve the minutes for the January 3, 2012 as presented.

Motion: Tolan; Second: Hoover; Vote: Passed by voice vote

Todd reviewed the Advisory Plan Commission Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1201-DP-01/1201-SIT-01
Petitioner	Interbody, Inc.
Description	1021 Kendall Court; Petitioner requests a Development Plan Review and a Site Plan Review for a new facility on approximately 1 acre.

Murray presented the petition history stating that the items that were outstanding at the last meeting have been addressed. He stated that the project is now fully compliant with the Zoning Ordinance.

Hoover asked how the fencing material had been resolved.

Murray responded that the original proposal included chain link fence with vinyl slats, and the new proposal is an opaque canvas material which goes over the chain link fence.

Motion: To approve 1201-DP-01 and 1201-SIT-01 with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office.

Motion: Hoover; Second: Tolan; Vote: 9-0

Case No.	1202-PUD-01
Petitioner	Crossroads Church
Description	16201 Springmill Road; Petitioner requests a change in zoning from General Business to CrossRoads Church PUD District on approximately 1.75 acres.

Todd introduced details on the project, which is a zoning request from AG-SF1 to the Crossroads Church PUD District. He stated that the proposal includes limitations on land use, restricting it to banks and other similar financial institutions, as well as other professional type uses. He added that the PUD also includes some architectural requirements and some examples of architectural styles. Todd stated that a traffic study was also submitted.

Mr. Jon Dobosiewicz, Nelson & Frankenberger, representing Crossroads Church, discussed details of the project. He discussed some proposed development standards, including: any drive through windows would be located on the east side away from Springmill Road, primary building materials would include brick and stone, and landscaping measures would be implemented to provide effective screening to the north. He stated that American StructurePoint performed the traffic study regarding two different site access options. He further stated that the traffic study's recommended improvements to Springmill Road will be added to the text of the PUD and that the improvements will be constructed at the owner's expense.

Sanders asked if the Springmill Road access would be available to both northbound and southbound Springmill Road traffic.

Dobosiewicz responded yes.

Spoljaric asked if there would be one continuous left turn lane.

Dobosiewicz stated that as proposed and recommended in the traffic study, there would be a continuous southbound left.

Spoljaric asked about the City Council's request for maximum building size and maximum number of tenants.

Dobosiewicz responded that the maximum number of tenants would be four and the maximum square footage would be 10,000 square feet.

A Public Hearing opened at 7:30 p.m.

Todd presented and summarized three email messages to be entered into the public hearing record, stating that two of the letters offered support of the project, and that the third letter expressed concern with the recommended Springmill Road improvements.

Mr. Eric Douthit, representing the Westfield Chamber of Commerce Board, expressed support of the project.

Mr. Lou Paragallo spoke in support of the project, citing an increase in business being good for the community, providing opportunity to add or protect jobs in Westfield, and an increase revenue for the City.

Mr. Tom Smith spoke in support of the project.

The Public Hearing closed at 7:35 p.m.

Hoover requested clarification of the traffic study recommendation on the configuration of the southbound left turn lane.

Dobosiewicz stated that this item will be addressed in the revised PUD Ordinance to be reviewed at the next APC meeting.

Kingshill stated his concern with Option C1 because it does not provide connectivity with anything else in the area.

Case No.	1202-PUD-02
Petitioner	Pulte Homes
Description	Generally located on the north and south side of 156 th Street, east of the Monon Trail; Petitioner requests an amendment to the Valley View section of the Viking Meadows PUD.

Clark introduced the petition, which is to modify the roof pitch standard in the Valley View section of Viking Meadows. He added that the modification would accommodate homes with a historical architectural style that lends itself to a lower roof pitch.

Mr. David Compton, Pulte Homes of Indiana, reviewed the project history, stating that this proposal is for thirteen lots only. He added that there are currently proposals for Lot 1 and Lot 7 that would benefit from this PUD amendment.

A Public Hearing opened at 7:57 p.m.

Mr. John Dietz, representing several lot owners, spoke in support of the roof designs for the two specific lots, Lot 1 and Lot 7. He expressed concern regarding approval of all the other lots in the community. He requested that the APC approve the change for Lot 1 and Lot 7, but that they not make the same approval for the remaining eleven lots at this time.

Mr. Greg Craddock expressed concern about the trend of amending PUDs. He expressed further concern about the proposed roof pitch amendment and stated that he does not want to see varied roof pitches.

The Public Hearing closed at 8:05 p.m.

Compton responded to public hearing comments.

Case No.	1201-ZOA-01
Petitioner	City of Westfield
Description	16201 Springmill Road; Petitioner requests text amendments to sections WC 16.04.010 (General Provisions); WC 16.04.220 (Procedures); WC 16.04.210, 254 (Definitions); WC 16.04.050, D (Local Business); and WC 16.04.180, Figure 2 (Use List) of the Westfield-Washington Zoning Ordinance.

Todd introduced the text amendment, which includes cleaning up inconsistencies in the use table, modifying an acreage requirement in the Local Business District; and expanding the subdivision control process to include non-residential projects.

Tolan asked if the new subdivision process would include areas in the Township, i.e. farmers selling off sections of their land, rather than the whole plot.

Todd responded that there is an exemption in place for residential properties of three acres or more in size. He further noted that this exemption would not change, as proposed. He added, however, that any other platting, even in the township, would fall under the platting rules.

A Public Hearing opened at 8:20 p.m.

Ms. Linda Naas representing the 161st Street Neighbors, expressed concerns regarding the proposed modifications to the LB District. She questioned if changing the minimum lot size from five acres to zero acres is in agreement with the Comprehensive Plan. She also questioned if removing the language regarding public water and sewer would result in development coming to smaller areas, where public water and sewer are not available.

The Public Hearing closed at 8:25 p.m.

Skelton responded to public hearing comments stating that he believes the Comprehensive Plan intentionally does not refer to zoning districts, but that it rather refers to development forms. He added that if this change is not made to the LB District, that we will likely end up with more requests for GB zoning with a list of commitments restricting land uses.

Todd reminded the Commission that the next meeting will be Tuesday, February 21st since Monday is a holiday for the City.

ADJOURNMENT (8:34 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.